

LOT 62
IN OR 1715/1684
ROSES BLUFF SUB PB 7/110

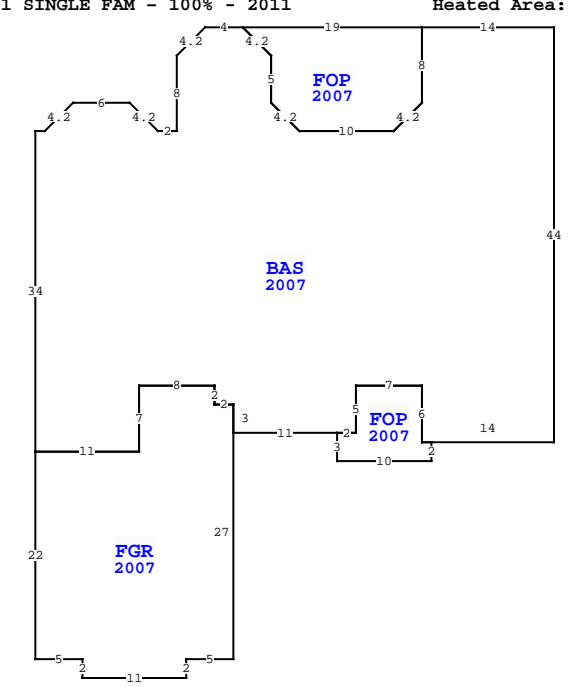
O'NEILL PATRICIA
97447 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0062-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4063.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,006	100	2007
FGR	550	55	2007
FOP	64	30	2007
FOP	172	30	2007
TOTALS	2,792		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,379	125.1558	125.16	297,756	2007	2007	0	0	0	8.50	91.50		
1 SINGLE FAM - 100% - 2011 Heated Area: 2006 HX Base Yr 2011														



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		272,447			
TOTAL MARKET OB/XF VALUE		9,207			
TOTAL LAND VALUE - MARKET		125,000			
TOTAL MARKET VALUE		406,654			
SOH/AGL Deduction		214,824			
ASSESSED VALUE		191,830			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		141,108			
TOTAL JUST VALUE		406,654			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		364,463			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11035	REPAIR/RRF	3,500	02/01/2008
M13299	MECH OTHER	0	09/01/2007
E19743	ELEC OTHER	4,000	08/01/2007
P12610	OTHER	0	08/01/2007
C20316	CO ISSUED	181,566	07/01/2007
B20316	NEW CONSTR	181,566	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1715/1684	12/14/2010	WD	Q	I	01	175,000
GRANTOR: D R HORTON INC						
GRANTEE: O'NEILL PATRICIA						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	1,323.00	SF	4.00	4.00	100	2007	2007	3	87	4,604	
3	0810	CONCRETE A	0	100	0	217.00	SF	6.50	6.50	100	2007	2007	3	87	1,227	
4	0810	CONCRETE A	0	100	10	40.00	SF	6.50	6.50	100	2007	2007	3	87	226	

TOTAL OB/XF														9,207
97447 BLUFF VIEW CIR, YULEE														
BLD DATE 03/03/2023 NW														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														04/03/2025
														MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2007] W14FOP=[YR=2007] W19 D3 R3 S5 D3 R3 E10 R3 U3 N8S8 D3 L3 W10 L3 U3 N5 L3 U3 W4 D3 L3 S8W2 L3 U3 W6 D3 L3 W1S34FGR=[YR=2007] S22E5S2 E11N2E5N27W2N2W8S7W11S1E11N7E8 S2E2S3E11FOP=[YR=2007] S3E10N2W1N6W7 S5W2S2E2N5E7S6E14N44S.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							